

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: FREMONT COUNTY
Local Government Number: 36

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL	36004	4
FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL	36005	1

TIF Debt Outstanding: 679,424

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	288,757
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	288,757

Rebate Expenditures:	271,559
Non-Rebate Expenditures:	17,198
Returned to County Treasurer:	0
Total Expenditures:	288,757

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 390,667**

Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL
 UR Area Number: 36004

UR Area Creation Date: 12/2001

UR Area Purpose: I-29 Agri-Business Park Urban
 Renewal Area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	36059	36060	0
SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	36061	36062	0
WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	36063	36064	0
BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM	36069	36070	10,593,193

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,813,850	362,900	12,173,730	0	0	0	19,350,480	0	19,350,480
Taxable	3,045,933	202,256	10,956,357	0	0	0	14,204,546	0	14,204,546
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 243,187
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 243,187

Rebate Expenditures: 243,187
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 243,187

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For **FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL**

I-29/Hwy 2 SID, L.L.C.

Description:	Commerican Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For **FREMONT COUNTY I-29 AGRI-BUSINESS PARK** **URBAN RENEWAL**

Sapp Bros. TIF

Debt/Obligation Type:	Other Debt
Principal:	539,430
Interest:	0
Total:	539,430
Annual Appropriation?:	No
Date Incurred:	12/18/2001
FY of Last Payment:	2017

Rebates For FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL

2496 210th Ave., Percival, IA

TIF Expenditure Amount:	243,187
Rebate Paid To:	I-29 Hwy 2 L.L.C.
Tied To Debt:	Sapp Bros. TIF
Tied To Project:	I-29/Hwy 2 SID, L.L.C.
Projected Final FY of Rebate:	2017

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
 TIF Taxing District Name: BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
 TIF Taxing District Inc. Number: 36060

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,502,050	259,310	515,960	0	0	0	3,277,320	0	3,277,320
Taxable	1,118,468	144,522	464,364	0	0	0	1,727,354	0	1,727,354
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,213,400	1,727,354	0	1,727,354	36,966

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
 TIF Taxing District Name: SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
 TIF Taxing District Inc. Number: 36062

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	937,480	0	0	0	0	0	937,480	0	937,480
Taxable	419,074	0	0	0	0	0	419,074	0	419,074
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	466,170	419,074	0	419,074	8,803

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	FREMONT COUNTY (36)
Urban Renewal Area:	FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
TIF Taxing District Name:	WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
TIF Taxing District Inc. Number:	36064
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,147,930	103,590	0	0	0	0	3,251,520	0	3,251,520
Taxable	1,407,191	57,734	0	0	0	0	1,464,925	0	1,464,925
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,121,210	1,464,925	0	1,464,925	30,842

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	FREMONT COUNTY (36)
Urban Renewal Area:	FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
TIF Taxing District Name:	BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM
TIF Taxing District Inc. Number:	36070
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	226,390	0	11,657,770	0	0	0	11,884,160	0	11,884,160
Taxable	101,200	0	10,491,993	0	0	0	10,593,193	0	10,593,193
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	430,120	10,593,193	10,593,193	0	0

FY 2016 TIF Revenue Received: 243,187

Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL
 UR Area Number: 36005

UR Area Creation Date: 05/2002

UR Area Purpose: The County's primary objective in the Urban Renewal Area is to promote new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM	36071	36072	1,933,165

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,478,560	0	0	0	-5,556	3,473,004	0	3,473,004
Taxable	0	1,938,721	0	0	0	-5,556	1,933,165	0	1,933,165
Homestead Credits									11

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 45,570
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 45,570

Rebate Expenditures: 28,372
 Non-Rebate Expenditures: 17,198
 Returned to County Treasurer: 0
Total Expenditures: 45,570

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

GMNW Investments, LLC

Description:	Urban Renewal Area
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

LMI Project

Description:	SWIPCO Dues
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

Waubonsie Ridge

Debt/Obligation Type:	Rebates
Principal:	101,637
Interest:	0
Total:	101,637
Annual Appropriation?:	No
Date Incurred:	11/09/2003
FY of Last Payment:	2020

LMI Project

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	38,357
Interest:	0
Total:	38,357
Annual Appropriation?:	No
Date Incurred:	11/09/2003
FY of Last Payment:	2020

Non-Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

TIF Expenditure Amount:	17,198
Tied To Debt:	LMI Project
Tied To Project:	LMI Project

Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

Sec 21 Twp 68 Range 42

TIF Expenditure Amount:	28,372
Rebate Paid To:	MNW Investments L.L.C.
Tied To Debt:	Waubonsie Ridge
Tied To Project:	GMNW Investments, LLC
Projected Final FY of Rebate:	2032

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL (36005)
 TIF Taxing District Name: SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM
 TIF Taxing District Inc. Number: 36072

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2002

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,478,560	0	0	0	-5,556	3,473,004	0	3,473,004
Taxable	0	1,938,721	0	0	0	-5,556	1,933,165	0	1,933,165
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	39,150	1,933,165	1,933,165	0	0

FY 2016 TIF Revenue Received: 45,570